

INTRODUCTORY LEASE RATE: \$1.50/RSF\*



CONTEMPORARY CLASS A OFFICE SPACE AVAILABLE FOR LEASE

# » CARLSBAD AIRPORT PLAZA

5963 La Place Court, Carlsbad, CA 92008



# ELEVATE YOUR WORKPLACE ENVIRONMENT!



## PROPERTY HIGHLIGHTS



**Class A Office Building**  
± 64,817 RSF

- Ample parking available
- Controlled access
- Extensive renovations recently completed



**Onsite Ownership**  
& Management

- Within walking distance to eateries and professional services
- Fantastic airport views



Located within the  
prestigious **Carlsbad**  
Research Center









# DISCOVER AN EXTENSIVE SELECTION OF ONSITE AMENITIES



- Sleek atrium lobby
- Revitalized public areas
- Outdoor gathering space
- Shower & lockers facilities
- Spacious balconies in select suites
- Upgraded outdoor seating options and landscaping enhancements

# AVAILABILITY

Lease Rate: \$2.35/RSF +E

**Introductory Lease Rate: \$1.50/RSF +E in Year 1\***

(\*Returning to \$2.35/RSF in year 2 with 3% bumps thereafter. 3 year minimum term.)

Suite	RSF	Availability	Description
<i>As Built</i>			
100	6,821	Now	Prominent double-door entry off main lobby. Extensive window line. 3 private offices and conference room.
<i>Suite 100 Demising Options</i>			
100	3,204	60 Days	Reception Area, 4 Private Offices, Conference Room, Kitchen/Coffee Bar, Large Open Office Space, Server/Storage Room
101	3,617	60 Days	Reception Area, 3 Private Offices, Conference Room, Kitchen/Break Area, Large Open Office Space, Server Room
<i>As Built</i>			
**200	13,786	Now	Reception area, 4 private offices, 2 conference rooms, 2 large open areas, large kitchen and break area, 2 private balconies.  Furniture Available.
<i>Suite 200 Demising Options</i>			
200	9,859	60 Days	2 Conference Rooms, 6 Private Offices, Private Balcony, Kitchen
202	3,927	60 Days	Reception space, 3 Private Offices, Kitchen, Print Room, Private Balcony
<i>As Built</i>			
**206	2,446	Now	5 Private Offices, Copy area, Conference room, Reception space
**207	5,224	4/1/2026	13 Private Offices, 2 Conference Rooms, 2 Breakout Rooms, Kitchen/Break Area, Private Balcony
312	1,043	Now	3 Private Offices, Server/Storage room, Reception space

\*\*The entire 2nd Floor is available for a total of 21,456 RSF



SUITE 100



SUITE 200



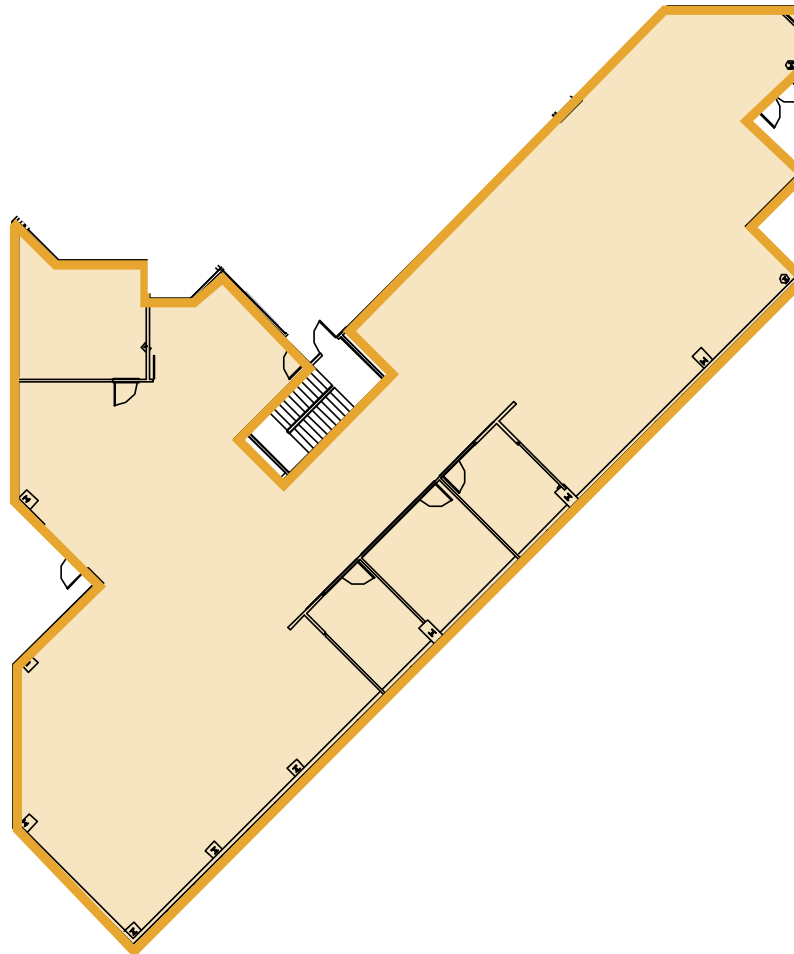
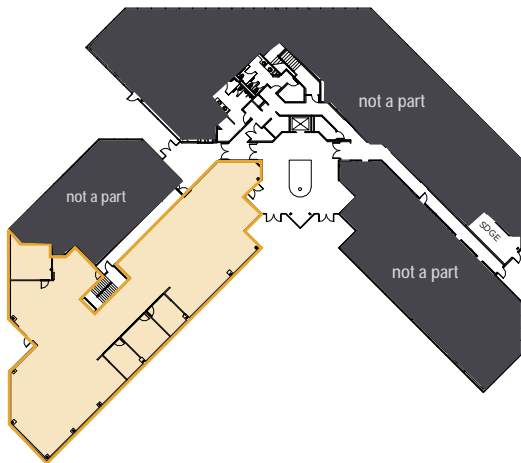


# FLOOR PLANS

1<sup>ST</sup> FLOOR - SUITE 100 | 6,821 SF

As Built

- 3 Private Offices
- Conference Room
- Large Open Office Space



# FLOOR PLANS

1<sup>ST</sup> FLOOR - SUITE 100 & 101 | 6,821 SF

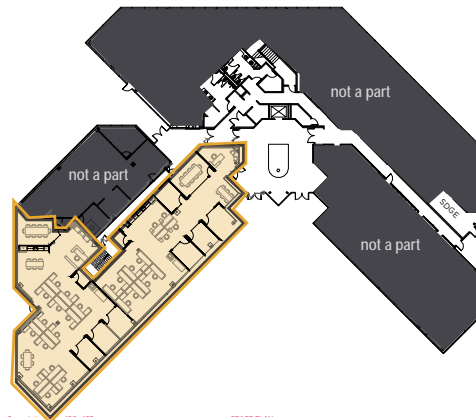
Conceptual Demising Plan



## SUITE 101

- Reception Area
- 3 Private Offices
- Conference Room
- Kitchen/Break Area
- Large Open Office Space
- Server/Storage Room

**SUITE 101**  
3,617 RSF



**SUITE 100**  
3,204 RSF

## SUITE 100

- Reception Area
- 4 Private Offices
- Conference Room
- Kitchen/Coffee Bar
- Large Open Office Space
- Server/Storage Room

**APPROXIMATE  
DEMISING POINT**

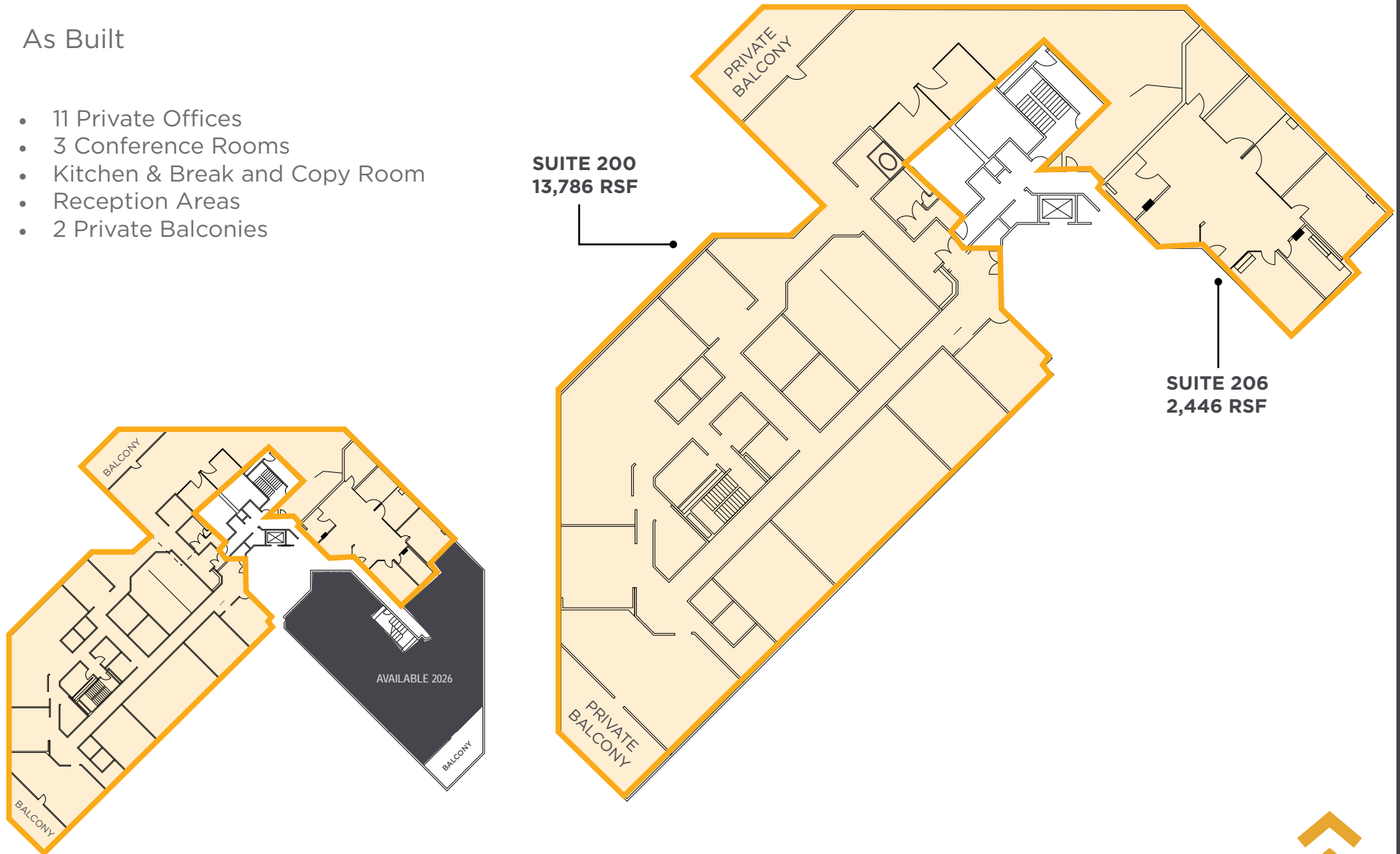


# FLOOR PLANS

2<sup>ND</sup> FLOOR - SUITE 200 & 206 | 16,232 SF

As Built

- 11 Private Offices
- 3 Conference Rooms
- Kitchen & Break and Copy Room
- Reception Areas
- 2 Private Balconies





# FLOOR PLANS

2ND FLOOR | FULL FLOOR OPPORTUNITY |  
21,456 RSF

Conceptual Demising Plan

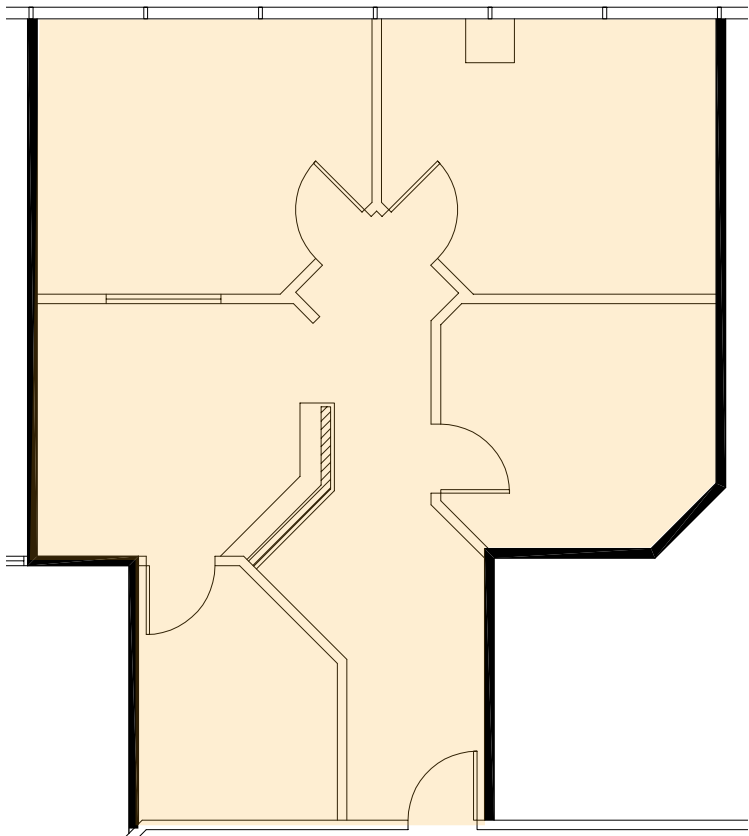
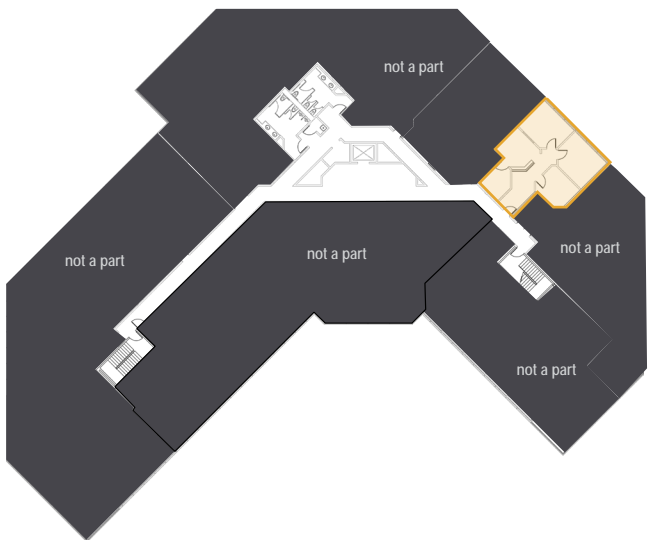




# FLOOR PLANS

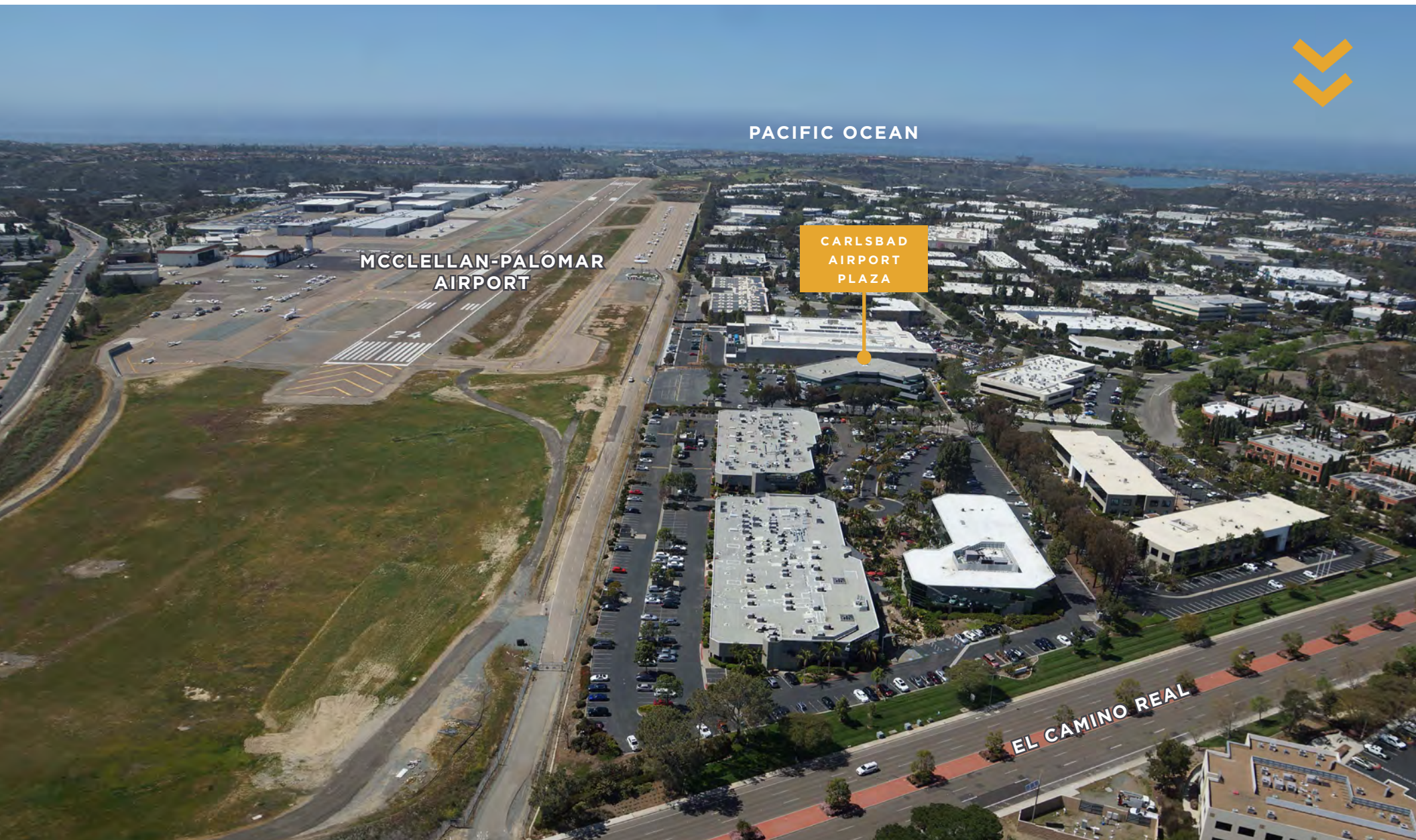
3<sup>RD</sup> FLOOR - SUITE 312 | 1,043 SF

As Built





# AREA OVERVIEW





# NEARBY AMENITIES







FOR MORE INFORMATION, PLEASE CONTACT:

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